

Frankfort Architectural Review Board

August 30, 2007

Members Present: Roger Stapleton
Charles Booe
Donald Perry
John Downs

Members Absent: Andy Casebier

There being a quorum, the meeting proceeded.

The first item of business was a request from Two Turns Holding Company for a Certificate of Appropriateness and setback determination to install a new driveway with parking and landscaping at the rear of the principal structure located at 128 State Street, zoned "SC" Special Capital District.

Maya DeRosa, City Planning Supervisor was present for the staff report and she explained that this item came before the board in July for a Conditional Use Permit and a Certificate of Appropriateness, the ARB tabled the issue of proposed parking in the rear of the property and advised staff to meet with the property owners to address the concerns. Ms. DeRosa stated that staff met with Two Turns Holding Company and the surrounding property owners in order to resolve the parking issue. After that meeting Two Turns Holding Company decreased the number of proposed parking spaces from 4 spaces to 3, however there was still an issue with the access point and landscape buffering. Ms. DeRosa went over a slide presentation detailing the property and proposed changes including the changes to the landscape. She mentioned that as a part of the parking they intend to place landscape buffers in order to shield visibility of the parking lot. They propose a 39' setback. Ms. DeRosa stated that the staff's recommendation for the parking lot is; 3 spaces for compact cars and increase the landscape buffer and privacy fence so that the parking lot is not visible. The applicant's proposal was much the same only the spaces were standard in size, there was less of a landscape buffer and no privacy fence at the side of the parking lot. Staff recommends that the applicant work with the owners of 130 State Street to pave the driveway to a suitable material that will prevent wear and tear on the property. Staff recommends approval of the Certificate of Appropriateness and the setback determination for the site plan as recommended by staff with the conditions listed in the staff report.

Finn Green of Two Turns Holding Company was present and gave a brief history of the property since they obtained it. He stated that the property was in a severe state of deferred maintenance and still is but after the property was vacated, they came up with a plan to make repairs that will cost over \$500,000.00. They met staff and decided to turn the six unit apartment building into a 3 unit condominium with 4 off street parking spaces and 1 handicap space, but later changed the plan to 4 spaces only. He stated that last month when this item came before the board, staff was recommending approval of 4 9x18 parking spaces. He also mentioned that he has never

seen a restriction for compact spaces only. Mr. Green stated that concerning the privacy fence on the far east of the parking lot, they suggest that the fence be moved to the side of the property so that the occupants can enjoy the landscape. He also mentioned that after talking with his partners, they have determined that if they aren't granted the parking lot, they may have to return this project to its original use and not complete this project.

Paul Looney of 122 State Street was present and stated that they requested the privacy fence be located near the parking lot in order to block the view. He went on to say they he was opposed to this request mainly because of the view of the cars.

Natile Looney of 122 State Street was present and stated that she has concerns regarding trash disposal. Ms. Looney stated that she is opposed to this project and hopes that the board will deny this request and preserve the South Frankfort atmosphere.

Lori Sullivan of 120 State Street was present and stated that she is opposed to the proposal and they agree with the Loony's that part of the appeal to their properties is the green space they have. She stated that she believes this plan negatively affects the green space, noise, privacy and safety of children.

Melanie Ratliff spoke in opposition of this item mainly because of the additional paving and the affect it will have on water run off and the decrease in green space.

Diana Looney spoke briefly about the history of the property and the improvements that Paul and Natile Looney have made to their property at 122 State Street.

Mr. Downs made a motion to deny the request for a Certificate of Appropriateness and setback determination. The motion was seconded by Mr. Perry and carried with Mr. Booe, Mr. Downs and Mr. Perry voting in favor.

The next item of business was a request from Chasta Hawkins for a Conditional Use Permit to operate an office use in the principal structure located at 309 Shelby Street Suites 206 and 207, zoned "SC" Special Capital District.

Maya DeRosa, City Planning Supervisor was present for the staff report. Ms. DeRosa described the history of the property as she went over a slide presentation, then she explained that Ms. Hawkins wants to operate an office at the location. Ms. DeRosa stated that staff recommends approval of the Conditional Use Permit with the conditions listed in the staff report.

The applicant Chasta Hawkins was present and stated that she had no further testimony but was available for any questions.

Mr. Perry made a motion to approve the Conditional Use Permit for 309 Shelby Street with the conditions as listed in the staff report. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from Trevor Booker for a Conditional Use Permit to operate a part time photography business in the principal structure located at 117 West Third Street, zoned "SC" Special Capital District.

Maya DeRosa, City Planning Supervisor was present for the staff report. Ms. DeRosa went over a slide show detailing the property and floor plan as she explained that the applicant plans to have a studio on the first floor and an office on the 2nd floor. Ms. DeRosa stated that this item meets all the criteria and therefore recommends approval with the conditions listed in the staff report.

The applicant Trevor Booker was present and stated that he has a full time job but that photography is his hobby and he is interested in operating a photography business. He stated that most of his business will be event photography with very little traffic at the residence. He added that there would be no employees and asked for the boards approval.

Mr. Perry made a motion to approve the Conditional Use Permit for the structure located at 117 West Third Street with the conditions listed in the staff report. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Perry made a motion to adjourn. The motion was seconded by Mr. Downs, the motion carried unanimously.